

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
REZONING

ZON-17740 - ABEYANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER LARRY AND PATRICIA SCHEUSNER FAMILY TRUST, POULOS FAMILY TRUST, AND ASHTON BOYD FAMILY TRUST - Request for a Rezoning FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: R-5 (APARTMENT) on 1.38 acres on the north side of Bridger Avenue between 9th Street and 10th Street (APNs 139-34-712-026 through 028 and 041 through 043), Ward 5 (Weekly). Staff recommends DENIAL. The Planning Commission (4-3 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

3

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (4-3 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter
5. Submitted after final agenda – Support letter by three business owners for Items 98-103
6. Backup referenced from the 12-07-06 Planning Commission Meeting Item 14

Motion made by LAWRENCE WEEKLY to Withdraw without Prejudice Item 98 [ZON-17740], Item 99 [VAR-17741], Item 100 [VAR-17742], Item 101 [VAR-17743], Item 102 [VAC-17744] and Item 103 [SDR-17745]

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

These items were heard under Item 73 as a separate action.

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COUNCILMAN WEEKLY stated he has areas of concern and is uncomfortable moving forward with this project. He would like to see something compatible as with Phase 1. He was appreciative that the applicant took time to meet with his constituents, but he does not want the residents to feel they have to say yes to anything. He is aware affordable housing is needed but is still concerned about the project's size. He recommended that all applications be withdrawn without prejudice and asked TIM WHITWRIGHT, Neighborhood Services Department, to work with STEVE BIAGIOTTI in providing some federal funds to make this project work.

MR. BIAGIOTTI was amenable to the Councilman's request and will meet with staff to bring back a different project. He does not feel he has properly educated residents as to what he is doing and why it would complement Phase 1.

MARGO WHEELER, Director of Planning and Development Department, explained that the Variance requests led to staff's recommendation of denial. She concurred with COUNCILMAN WEEKLY that the project could be changed in a way that could be more acceptable. COUNCILMAN WEEKLY commented that remarks and idle threats do not phase him.

COUNCILMAN REESE noted that this project is too large for this location and it needs to be smaller. The applicant should take COUNCILMAN WEEKLY'S suggestion to revise the project. MR. BIAGIOTTI replied that the first building is a four-and-a-half story, 300-unit apartment that has a separate parking garage, which required more land. The new building is five-and-a-half-story building and will have an underground parking garage. He hopes to demonstrate that the impact is not negative from what he is proposing to build. It is not economically feasible for him to reduce the project, but he will spend more time educating staff, as well as the residents of the area. MR. BIAGIOTTI pointed out that some have already changed their opposition.